



New Lodge, Little Ouseburn

£375,000

Stephensons
estate agents & chartered surveyors

S

Est. 1871

Kirby Hall, York YO26 9SH

£375,000

A Grade II listed stone built lodge cottage set within this idyllic, picturesque setting and offering two bedroom living accommodation with private gardens and off road parking.

The New Lodge is a Grade II listed lodge house offering two bedroom living accommodation enjoying a wonderful, picturesque setting on the edge of Little Ouseburn, with side and rear views across open countryside. The property is being offered for sale with both vacant possession and no onward chain and would benefit from a programme of modernisation.

Internally, the property is entered at the rear into the breakfast kitchen, which has a range of built-in base units with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes a Beko electric oven with 4-point Logic hob unit with extractor, plumbing for a washing machine and ample space for a free standing breakfast table. The kitchen houses the Grant oil fired central heating boiler and has recess ceiling down lighters and vinyl flooring.

There is an inner hall with radiator, mounted cloaks rail and thermostatic control panel.

The property's living room is located at the front of the house,



Tenure: Freehold
Services/Utilities: Electricity & Water are understood to be connected, and the property has oil central heating. Sewerage is to a septic tank.
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: D - North Yorkshire Council
EPC: E (49)

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



having a fitted electric fire set on a stone hearth. The living room includes two radiators, television aerial point and a secondary rear access.

The living accommodation offers two bedrooms, both of which benefit from radiators and arched sash casement windows.

The accommodation is completed by the bathroom which has a low flush W.C., wash hand basin and inset panelled bath with wall mounted shower attachment and tiled splashbacks. There is a built-in airing cupboard housing the hot water cylinder and electric immersion heater, a heated towel rail with radiator, ceiling down lighters and extractor fan.

The lodge is situated on the edge of the village of Little Ouseburn with vehicular access onto a T shaped front driveway with turning bay which provides off road parking for numerous vehicles.

The property is set within clearly identified boundaries, being protected by a bank of trees running parallel with the western border.

The property's East and South gardens are extensively laid to lawn with a flagged pathway which gives a walkway around the side of the property.

One of the features is the covered porch adjoining the rear elevation with a four pillared stone support. The property enjoys a delightful open side and rear aspect and is being offered for sale with both vacant possession and no onward chain.



Partners:

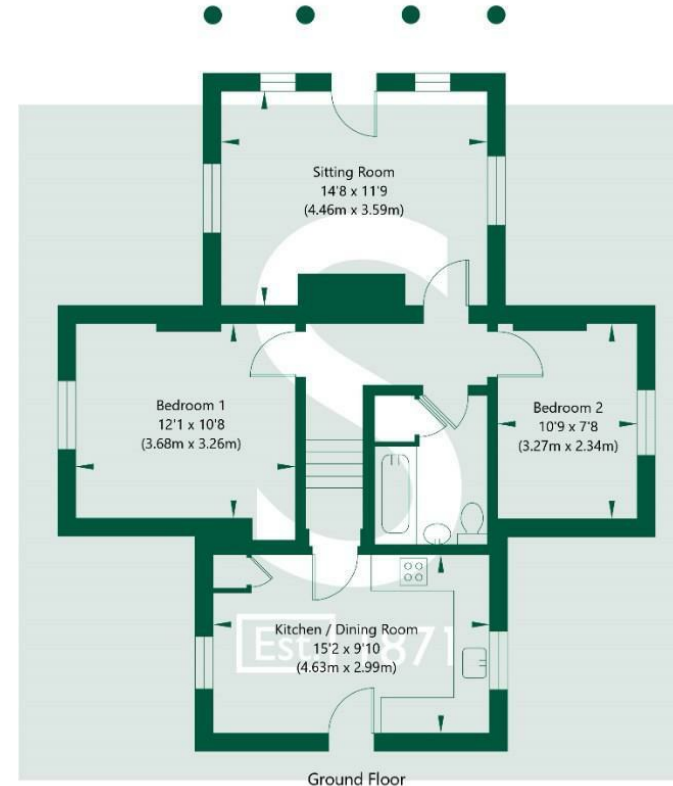
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Little Ouseburn, York, YO26 9SN



Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 696 SQ FT / 64.69 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 696 SQ FT / 64.69 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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